

IS YOUR LANDLORD USING CONSTRUCTION TO HARASS YOU?

Is construction in your building...



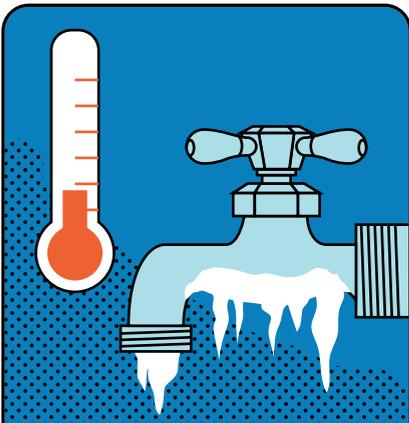
... loud between 6 p.m. and 7 a.m.?



... damaging your apartment?



... making a lot of dust (which might also have lead in it)?



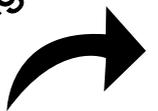
... shutting off heat and hot water without notice?



... not getting cleaned up and becoming dangerous?

THAT'S HARASSMENT AND IT'S ILLEGAL!

Find out **new** ways to do something about it!

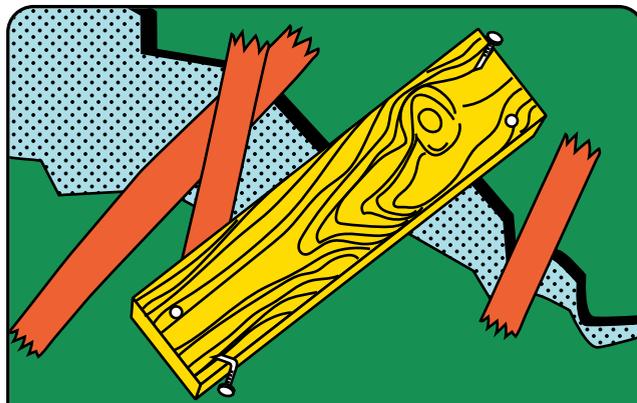


HOW DO I KNOW IF I'M BEING HARASSED?

Harassment can include lots of different things that make it hard to live in your home. It can be things like your landlord or building management:

Why does it happen?

Harassment is one way landlords can get tenants to leave, so they can raise the rent and make more money.



Not making needed repairs or doing bad repairs



Threatening or intimidating you or your family



Offering to buy you out of your lease over and over again or in an aggressive way



Using construction to harass you, including all the things shown on the cover

TENANT HARASSMENT IS ILLEGAL AND YOU HAVE RIGHTS!

What can I do if my landlord is using construction to harass me?

New laws give tenants more rights than ever before, especially tenants in rent-regulated housing.

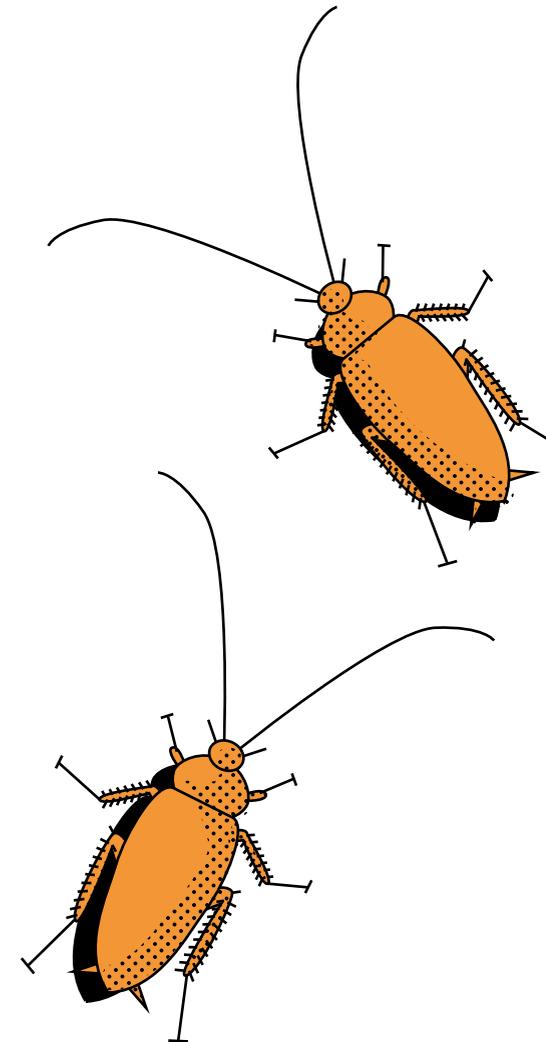
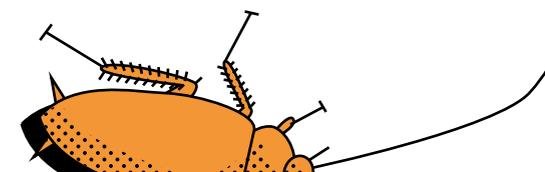
The laws will help stop tenant harassment by...

- giving tenants more rights and more information
- punishing bad landlords and bad contractors so it's harder for them to make money from harassing tenants
- making the Department of Buildings (DOB) do a better job of stopping harassment

Where did the new laws come from?

They came from tenants, like you, organizing together to get City Council to pass them!

Find out more at StandForTenantSafety.com



WHAT SHOULD I LOOK FOR?

Bad or Illegal Construction

If you see any signs of bad or illegal construction →

REPORT IT

or

GET HELP!

Vacate Order

If the building is severely damaged and the DOB issues a vacate order, they have to give you a date when you can return to the building.

If this happens →

GET HELP!

Harassment

If you or others are being harassed →

REPORT IT



Building Permit

It's illegal to do construction without one. Make sure the work listed on the permit matches the work you see going on in your building.

If there isn't one →

REPORT IT

Stop Work Order

If there is one, it's illegal for any construction work to be happening.

If there is one and work is still happening →

REPORT IT

Safe Construction Bill of Rights

Should be laminated in plastic and posted in the building, and list:

- type of work
- construction hours
- owner contact info
- tenant protection plan (TPP)

If there isn't one →

REPORT IT

Tenant Protection Plan (TPP)

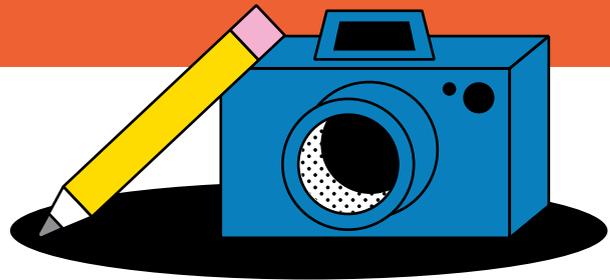
When landlords do construction they have to post a TPP showing:

- what services will be interrupted by construction
- how they plan on minimizing disruption
- what services will be offered to tenants in the meantime

If there is no TPP →

REPORT IT

REPORT IT



Why report it?

Reporting violations is really important!

- It can help you get the problem addressed.
- It helps the city know who is breaking the laws so they can stop them. The laws won't work if no one reports violations.

What will happen?

DOB will come see what's happening.

- There's a new section of DOB to respond to issues like this more quickly.
- They have to respond within 12 hours if hazardous work is going on (or by 10 a.m. the next day if it's reported after 8 p.m.) and within 10 days otherwise.

If DOB finds violations, they can do things like:

- Fine the landlord and/or the contractor. Fines under the new laws are much higher than before!
- Issue a stop work order, so all construction has to stop until the problems are fixed.
- Put contractors who do work without permits on a watch list.
- If an apartment building has many violations, DOB can deny applications for building permits.
- In extreme cases, the building may be taken from the landlord.

How?

Keep track of any violations and problems you see in your apartment or public spaces of your building.

- Write down what it is, and when and where it happens.
- Take photos and/or videos (with the date stamp if you can).

Call 311

- Try to call while the issue is going on so the city can see it and do something to stop it.
- When you call, ask for the complaint number and write it down.
- You can look it up later on the DOB website, where it will say if an inspector came or tried to come and what they found.
- If any of these issues are affecting you, use these keywords when you call 311. It will make the city respond within 10 hours.
 - "Work without a permit"
 - "Lead dust" + "child under age of 6"

GET HELP!

After you report issues, you can also reach out to others in your building, local organizations, or elected officials for help.

How?

You have more power if you work together.

- Ask other people in the building if they are having the same issues. 311 complaints will get more response if many people are saying the same thing.

Form a tenant association:

- That's a group of neighbors that get together to discuss issues in their building and work together to improve them.
- Your right to organize is protected under New York State law.
- Go door-to-door and talk to your neighbors about the conditions in your building.
- Have a meeting to discuss ways to organize and solve shared problems.

Connect with a housing or legal services organization in your community to understand your rights and to build even more power.

Why get help?

Tenants have more power if they work together or organize!

You can do things like:

- Send a detailed list of complaints to your landlord and demand they address them.
- File for rent reductions with the Division of Housing and Community Renewal (DHCR) because of damages.
- Hold a demonstration or press conference to put pressure on your landlord.
- Contact your elected officials.
- File a case in Housing Court, ideally with help from a legal services organization. Doing it as a group is much more effective.
- Advocate for better laws and more rights for tenants.



CONSTRUCTION HARASSMENT IS ILLEGAL!

Tenants have more rights than ever before!

But the laws won't work unless tenants like you and your neighbors report harassment and work together.

Where can I get more help?

You should call **311** for most issues, including urgent ones.

Contact the **Office of the Tenant Advocate** with less urgent issues and questions about DOB, laws, and construction in your building. This is a new office whose job is to enforce the new laws:

☎ 212-393-2949
✉ tenantadvocate@buildings.nyc.gov

Contact **Stand for Tenant Safety Coalition** for more information about the laws, and to connect with organizations working on these issues:

🌐 standfortenantsafety.com
✉ stscampaign@gmail.com

How do I know if my home is rent-regulated?

Call **Homes and Community Renewal (HCR)**, the state agency that oversees this, and ask for your rent history:

☎ 718-739-6400
✉ ORArecords@nyschr.org

There are almost one million rent regulated apartments in NYC alone. Yours might be, too. Call even if you think it's not!

Rent-regulated tenants have special rights, including the right to renew your lease every year (and your landlord can't kick you out, unless you break other rules).

This project was created through a collaboration of the Center for Urban Pedagogy, the Stand for Tenant Safety Coalition, and designers L+L.

The Center for Urban Pedagogy (CUP) is a nonprofit that uses the power of design and art to increase meaningful civic engagement. welcometocup.org

Stand for Tenant Safety (STS) is a citywide coalition of community organizations who are fighting to protect the lives and homes of New York City tenants where landlords are using construction as harassment. standfortenantsafety.com

L+L is a Brooklyn-based, multidisciplinary visual design studio that works with organizations in mission-driven, arts and cultural spaces. landl.us

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